

HB 1499-FN - AS AMENDED BY THE HOUSE

19Feb2026... 0490h

2026 SESSION

26-2449

06/07

HOUSE BILL

1499-FN

AN ACT relative to additional grounds for eviction under the landlord and tenant statute.

SPONSORS: Rep. Alexander Jr., Hills. 29; Rep. Bean, Belk. 6; Rep. Beaulier, Graf. 1; Rep. Berry, Hills. 44; Rep. Kuttub, Rock. 17; Rep. Osborne, Rock. 2; Rep. Sweeney, Rock. 25; Sen. Innis, Dist 7; Sen. Lang, Dist 2

COMMITTEE: Housing

AMENDED ANALYSIS

This bill allows eviction if a tenant uses someone else's personal information to obtain the rental or if the tenant or an occupant has certain criminal convictions, including improper entry as a non-citizen or a conviction requiring registration as a sexual offender or offender against children. The landlord cannot use a conviction disclosed in writing before the start of the tenancy as grounds for eviction.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struckthrough.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT relative to additional grounds for eviction under the landlord and tenant statute.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 New Subparagraphs; Termination of Tenancy. Amend RSA 540:2, II by inserting after
2 subparagraph (i) the following new subparagraphs:

3 (j)(1) Use of any personal identification that does not belong to the tenant or occupant to
4 obtain or maintain a tenancy.

5 (2) Personal identification in this subparagraph includes but is not limited to any
6 birth certificate, driver's license, government identification, passport, social security number, or
7 taxpayer identification number.

8 (k)(1) The tenant or any occupant of the rented premises has been convicted of any of the
9 following:

10 (A) Improper entry by alien under 8 U.S.C. section 1325(a) and the conviction is
11 less than 3 years prior to the service of the eviction notice;

12 (B) Any crime in state, federal, or tribal court where the maximum penalty
13 provided is imprisonment in excess of one year and the conviction is less than 5 years prior to the
14 service of the eviction notice;

15 (C) Any offense which requires registration as a "sexual offender" as defined by
16 RSA 651-B:1, IV, unless registration is no longer required prior to the service of the eviction notice;
17 or

18 (D) Any offense which requires registration as an "offender against children" as
19 defined by RSA 651-B:1, VI, unless registration is no longer required prior to the service of the
20 eviction notice.

21 (2) Any conviction disclosed in writing by the tenant or occupant to the landlord
22 prior to the start of any tenancy shall prevent the landlord from later terminating the tenancy for
23 any specific conviction disclosed.

24 (3) If any provision of this subparagraph or the application thereof to any person or
25 circumstances is held invalid, such invalidity shall not affect other provisions or applications of the
26 subparagraph which can be given effect without the invalid provision or application, and to this end
27 the provisions of this subparagraph are declared to be severable.

28 2 New Paragraph; Termination of Tenancy. Amend RSA 540:2 by inserting after paragraph
29 VIII the following new paragraph:

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1 IX. Any eviction brought pursuant to RSA 540:2, II(j) or (k) may name as defendant only the
2 person or persons alleged to have violated RSA 540:2, II(j) or (k) with out naming remaining
3 members of the household and the court may enter judgment against only the named defendants.

4 3 Effective Date. This act shall take effect 60 days after its passage.

HB 1499-FN- FISCAL NOTE
AS AMENDED BY THE HOUSE (AMENDMENT # 2026-0490h)

AN ACT relative to additional grounds for eviction under the landlord and tenant statute.

FISCAL IMPACT: This bill does not provide funding.

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	Indeterminable Increase \$10,000 to \$100,000	Indeterminable Increase \$10,000 to \$100,000	Indeterminable Increase \$10,000 to \$100,000
Revenue Fund(s)	General Fund			
Expenditures*	\$0	Indeterminable Increase \$500,000 to \$1,000,000	Indeterminable Increase \$500,000 to \$1,000,000	Indeterminable Increase \$500,000 to \$1,000,000
Funding Source(s)	General Fund			
Appropriations*	\$0	\$0	\$0	\$0
Funding Source(s)	None			

*Expenditure = Cost of bill *Appropriation = Authorized funding to cover cost of bill

METHODOLOGY:

This bill expands the grounds for eviction to include use of another person’s personal identification to obtain or maintain a tenancy, certain criminal convictions within specified timeframes, including improper entry under federal law and other felony level offenses, and convictions requiring registration as a sexual offender or offender against children, subject to certain limitations.

The Judicial Branch states the bill would require modification of its case management system, updates to training materials and forms, and would increase the number of eviction cases filed statewide. The Branch notes that in 2024 there were 5,736 landlord-tenant cases filed, most of which were eviction actions, and that expanding eligibility for eviction will increase caseloads by an indeterminable amount. To the extent eviction filings increase, the Branch anticipates a need for at least one additional judge and several court operations specialists. Because the total increase in filings and their distribution across Circuit Court District Divisions cannot be precisely determined, the Branch estimates increased General Fund expenditures of an indeterminable amount of more than \$500,000 and less than \$1,000,000 per year.

The Judicial Branch also anticipates increased filing fee revenue from additional landlord-tenant filings. At the current filing fee of \$150, the Branch estimates General Fund revenue will increase by an indeterminable amount of more than \$10,000 and less than \$100,000 annually.

AGENCIES CONTACTED:

Judicial Branch